

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: December 06, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BLDG, 2300 BLOOMDALE RD, MCKINNEY, TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 02, 2005 and recorded in Document CLERK'S FILE NO. 2005-0020741 real property records of COLLIN County, Texas, with THOMAS A BRONTE AND TONI BRONTE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THOMAS A BRONTE AND TONI BRONTE, securing the payment of the indebtednesses in the original principal amount of \$134,487.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

  
PETE NANTIRUX

FOR

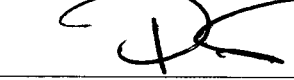
MICHAEL HARRISON, BECKY HOWELL, MITCH JORDAN, BOB DICKERSON, PHILLIP PIERCEALL, CRAIG MUIRHEAD, CLAY GOLDEN, DOUG RODGERS, WENDY LAMBERT, ROSS BANDY, TRAVIS KADDATZ, TROY ROBINETT, TERRY WATERS, ROBERT AGUILAR, FREDERICK BRITTON, BRADLEY ROSS, EVAN PRESS, OR MATT HANSEN

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Pete Nantirux

Certificate of Posting

My name is \_\_\_\_\_ and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on **OCT 24 2016** filed at the office of the COLLIN County Clerk and caused to be posted at the COLLIN County courthouse this notice of sale.

  
Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Pete Nantirux

OCT 24 2016

DEPUTY  
COLLIN COUNTY CLERK  
STACEY KEMP  
OCT 24 11:48 AM 2016

FILED



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**EXHIBIT "A"**

LOT 5, BLOCK C, OF BIRMINGHAM FARMS, PHASE 14A, AND A REPLAT OF BIRMINGHAM FARMS, PHASE 2A, LOTS 15 THRU 23 BLOCK J, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME P, PAGE 654 OF THE PLAT RECORDS, COLLIN COUNTY, TEXAS.



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